



શાશ્વત  raag

3 BHK Lifestyle in tune with nature

@ Jol - karamsad Road, Karamsad





For long, Charotar has been the area renowned for its independent bungalows and houses. **Shashwat Raag** is conceived with the vision to rejuvenate family culture and revive the cherished memories associated with the serene modern lifestyle.



The luxury **Shashwat Raag** project introduces a realm of luxury bungalows in Karamsad - Valasan Road, Anand, where each bungalow is spaciously designed to craft your dream abode with a myriad of both internal and external amenities including a entry controlled main gate, developed garden with gazebos and pathways, children play are any many more aims to redefine the essence of a community-centric living amidst with the melody of social birds and scenic nature.

Embrace the good life, with a touch of elegance and tranquillity.
only at Shashwat Raag.



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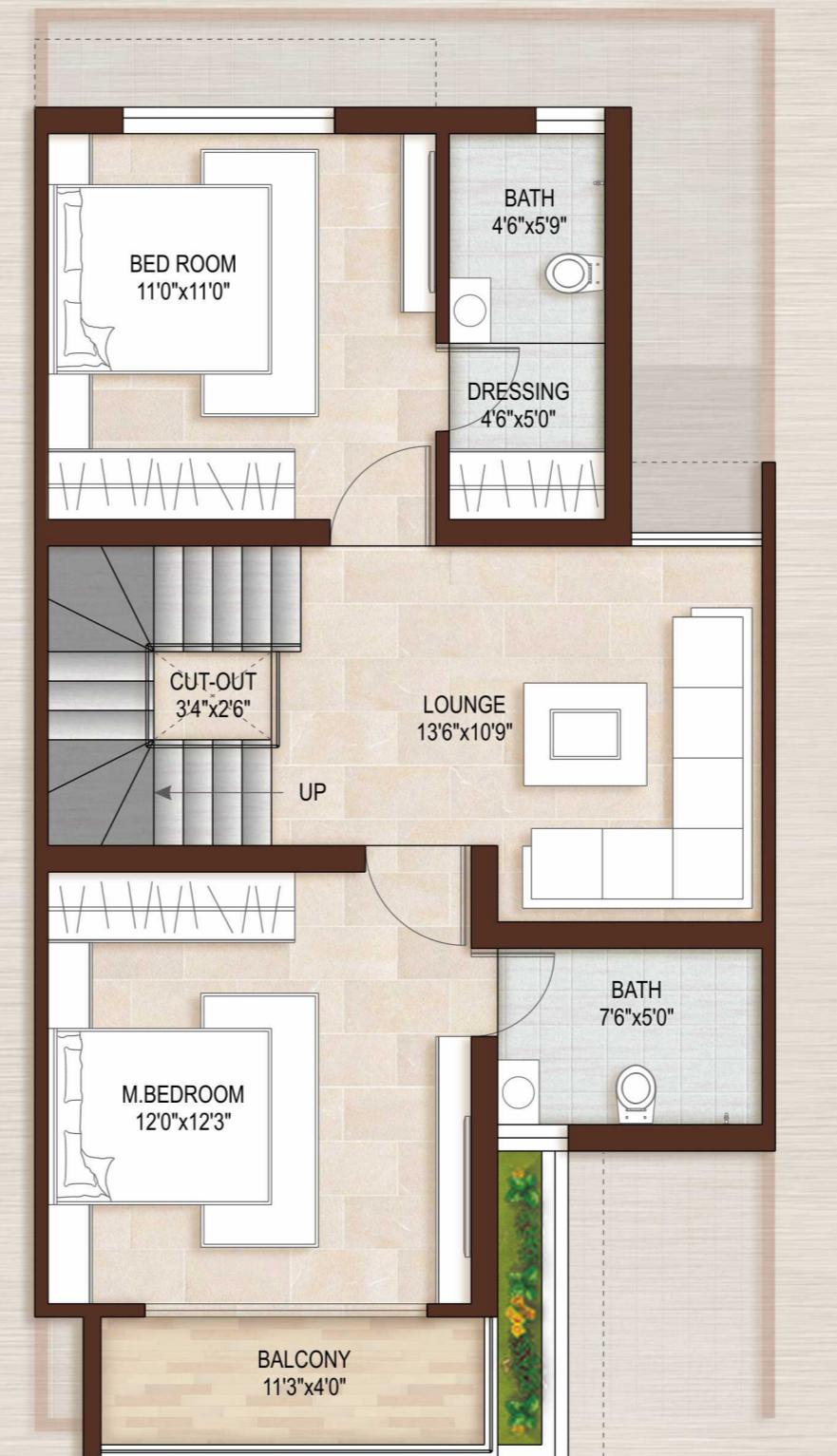


Every bungalow at **Shashwat Raag** is crafted to offer something unique, an ambience that lets you unwind and be yourself. Our bungalow projects in Pune encapsulate the essence of a serene yet modern lifestyle. Choose from our Spacious 3 BHK bungalow, and relish luxury at every step.

Shashwat Raag is not just a residential project, but a lifestyle statement that relish luxury at every step of living in a bungalow in Anand, complemented by modern amenities.



ISOMETRIC VIEW OF
GROUND FLOOR



ISOMETRIC VIEW OF
FIRST FLOOR



N
LAYOUT PLAN

3 BHK BUNGALOWS : 42 Nos

Value Added
Lifestyle Features

- Compounded Entrance Gate
- Security Cabin
- Jogging Trek
- Gazebo : 2 Nos
- Children Play Area
- 24X7 Security with CCTV Cameras
- Underground Cabled Street light
- Rain Water Harvesting
- Provision for Domestic Gas Connection
- Anti-Termite Treatment

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Plot No.	Plot Area (sq.ft.)	Plot No.	Plot Area (sq.ft.)	Plot No.	Plot Area (sq.ft.)
A-1	915	B-17	1260	B-31	1415
A-2 to A-7	840	B-18 to B-22	840	B-32 to B-35	840
A-8	935	B-23	1220	B-36	1305
A-9	945	B-24	1115	B-37	1220
A-10 to A-15	840	B-25 to B-29	840	B-38 to B-41	840
A-16	927	B-30	1130	B-42	1280





SPECIFICATIONS

Structure

Composite structure.

Flooring

24" x 24" vitrified tile in drawing room, kitchen, dinning & all bedrooms.

12"x24" glazed tiles upto full height in kitchen, w.c. and bath.

Rustic tiles in parking area.

China mosaic in terrace with water proofing.

Kitchen

Granite platform with quartz sink.

Plumbing

Concealed CPVC piping with premium fittings

Facility for cold as well as hot water in bathroom and attach toilet.

Doors and Windows

Decorative main door.

Water proof flush door with both side laminate.

Aluminium Section window with safety grill and mosquito net and granite sills and jambs in window.

Electrification

ISI copper wire concealed electric work with standard brand electric modular switches & accessories.

Paint

Internal with lapi finish with cement primer and externally finish with weather proof emulsion paints.

Termite Treatment

Necessary termite treatment is done in every bungalow right from the foundation through deep pipes.





Builder Profile...

Established in 1992, Shakti Group has shaped the skyline and urbanscape with developments spanning across Residential. In last two decades, the company has built more than 25 projects and has to its credit over 35,000 satisfied residents.

Shakti Group's experience and professionalism gained over the years in breaking grounds into the construction business. They yet treat each new project as if it were to be their first, and each new customer with the enthusiasm of a beginner. It is this quality that has enabled Shakti Group's delight their customers than just satisfying. Their homes boast of excellent amenities and facilities and not to forget, the tranquil setting amidst the Charotar region.

With quality as their forte, customer delight as goal and the enviable record of having completed all its projects on time the Shakti Group making them a trusted name in the Real Estate sector.

Projects from... SHAKTI ... at a glance

Anand - 388 001, Gujarat, India

on going project...



रुकिराण
REGALIA
YOUR SPACE OF FINE LIVING

Premium 3 BHK Apartments



SITE ADDRESS : B/h, Sukirtan Aura, Near ADIT College Campus, Karamsad - Gana Road, KARAMSAD - 388 325, Anand.

an array of our successfully completed projects...



Shashwat Florence
I & II

SITE ADDRESS :
Opp. Karamsad Medical Hospital,
Anand - Sojitra Road,
KARAMSAD - 388 325, Anand.





Landmark Projects

સ્પીપચ્ય

...an art of living

3 BHK Ultra Lavish Bungalows

@
V V Nagar - Karamsad Road,
KARAMSAD - 388 325, Anand.

શાશ્વત

Landmark

3 & 2 BHK Exclusive Flats

@
V V Nagar - Karamsad Road,
KARAMSAD - 388 325, Anand.

સાનિધ્ય

3 BHK Twin Bungalows

@
V V Nagar - Karamsad Road,
KARAMSAD - 388 325, Anand.

an array of our successfully completed projects...



SITE ADDRESS :
Opp. Devrajpura Gate, Karamsad - Gana Road,
KARAMSAD - 388 325, Anand.

Commercial Spaces
3 BHK Exclusive Flats | Elite Terrace Flats
3 BHK Luxurious Bungalows



2 & 1 BHK Affordable Flats,
Classy Pent Houses & Retail Shops

SITE ADDRESS :
Near ADIT College Campus, Karamsad - Gana Road,
KARAMSAD - 388 325, Anand.



an array of our successfully completed projects...



3 BHK Luxurious Bungalows

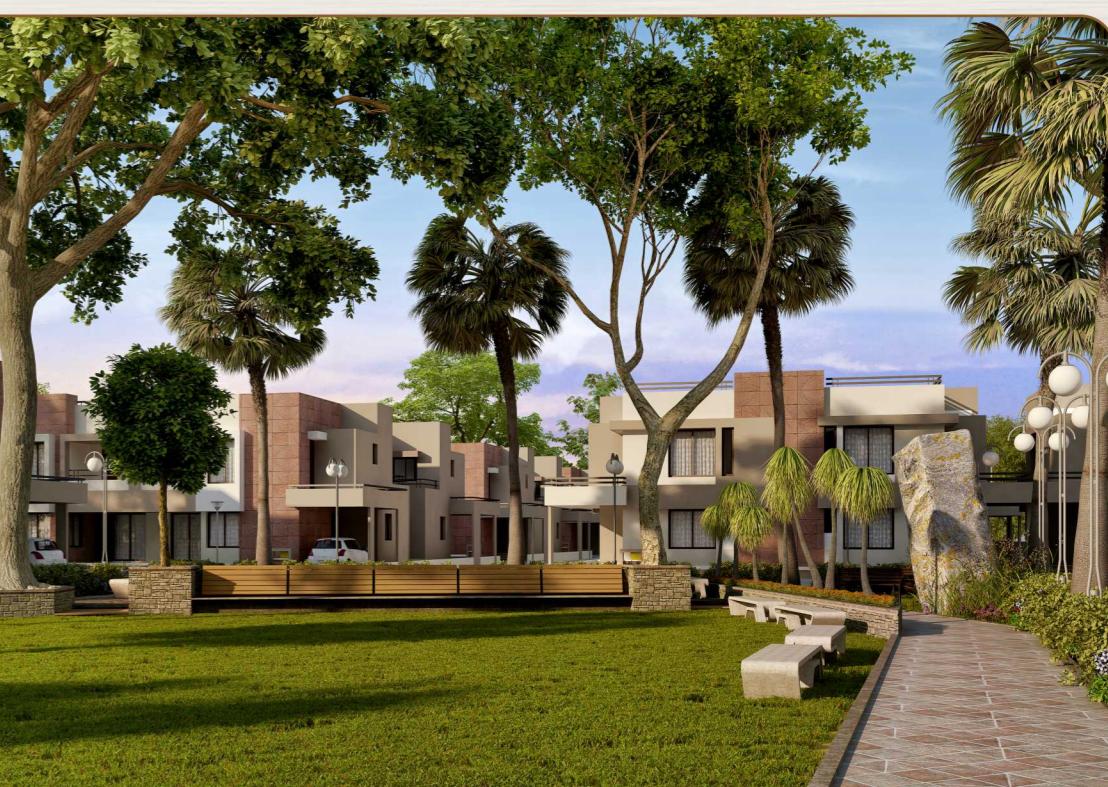
Site Address :
Near ADIT College Campus,
B/h. Ayurvedic Hospital,
New Vidyanagar - Mogri Road,
New Vidyanagar - 388 121.
Gujarat, India.



...the harmony of nature



3 BHK Luxurious Bungalows



Site Address :
Next to Sukirtan, Near ADIT College Campus, B/h. Ayurvedic Hospital,
New Vidyanagar - Mogri Road, New Vidyanagar - 388 121. Gujarat, India.



Terms & Conditions

1. All rights regarding addition/alteration of building plan and its specification are reserved with the Organizer and Architect.
2. No changes will be made in exterior elevation of the house.
3. Extra work shall be allowed only with prior permission and with extra cost.
4. Additional documentation charges such as stamp duty, registration fees, MGVCL connection, legal documents, GST, municipal expenses and other expenditure as per any new bylaws is to be borne by the member.
5. If payment is not completed within given time then Interest at the rate of 18% will be applicable.
6. Maintenance deposit Rs. 1,00,000/- per unit is to be borne by the member.
7. Booking cancellation charges will be 10% of cost committed.
8. Possession of the house will be given only on receipt of full payment. No religious rituals will be allowed in case of incomplete payment.
9. The brochure shall not be treated as a part of the document and is for the reference only.
10. In case of any dispute, it will be resolved by mutual discussion & understanding, failing which the matter will be at Anand jurisdiction only.
11. Payment Conditions
 - 35% as on booking.
 - 20% after casting of ground floor slab.
 - 20% after casting of first floor slab.
 - 20% after completion of plaster work.
 - 05% at the time of possession.



Near Jol-Karamsad-Valasan Junction, Jol-Karamsad Road,
VALASAN - 388 325. Dist. Anand, Gujarat, India.

Organiser
SHAKTI
GROUP
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Architect
DIMENSION
ARCHITECTS
Ahmedabad, Gujarat